



Dated: January 10, 2023

RE: Resale / Refinance Disclosure – Hail Damage  
Property Address: 22855 E Country Vista Dr, Liberty Lake, WA 99019  
Insurance Claim # PHCO22091531734

To Whom it may Concern:

Resulting from a significant hailstorm in November 2022, the HOA has filed a claim against its property insurance policy (see attached EoI) for which the scope and total loss amount are not yet determined. A great deal of investigation is necessary to quantify damages, some of which must be delayed until warmer weather. The coverage area is large, and a variety of building elements were impacted, thus requiring extra time and attention in the claim evaluation process. At this point, information is limited but this disclosure will be updated accordingly as more is determined.

**1/31/2023 Update:** Carport and fitness center building roofs have been identified for replacement under the claim. Preparations for the replacement will begin next week starting with gutter removal. In warmer weather, further investigation will be necessary to determine coverage for siding and options for remediation.

Respectfully submitted,

Big Trout Condo Association  
(aka The Villas at Big Trout Condos)

c/o Rockwood Property Management  
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